

WAVE21

BLAYDON INDUSTRIAL PARK, TYNE AND WEAR **NE21 5TW**

FOR SALE/TO LET

Extensive Refurbished Warehouse/Industrial Building



WAVE21

KEY FEATURES

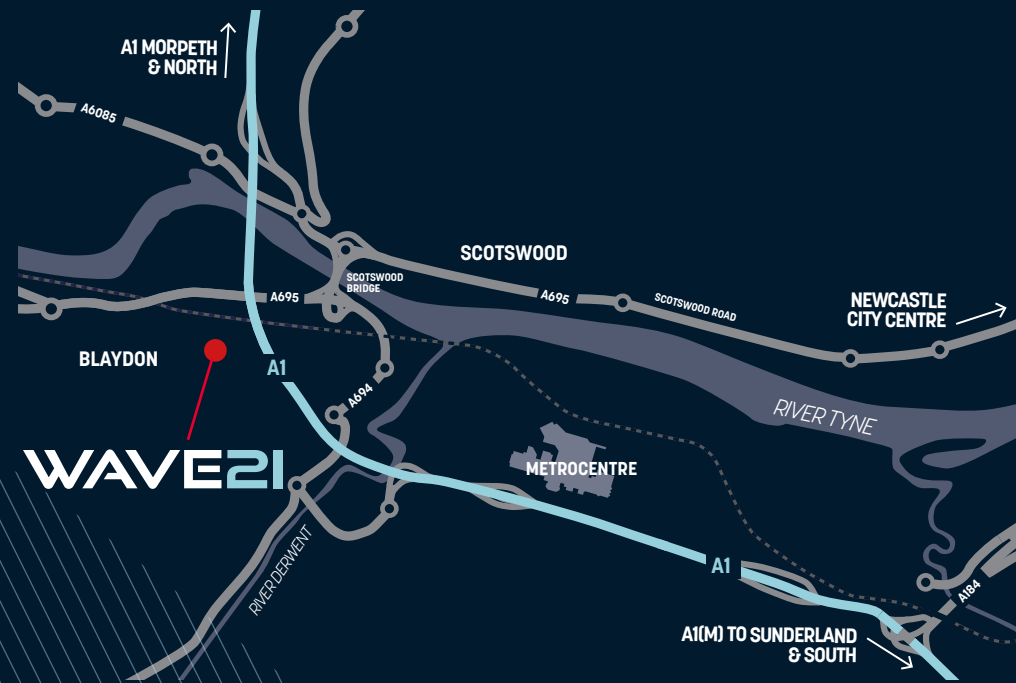
- + Eaves height up to 8.4m
- + 5 level access loading doors
- + Dock level loading
- + Two storey offices
- + Secure service yard

LOCATION

The property is located just 5 miles and less than 15 minutes west of Newcastle City Centre. Cowen Road is close to Blaydon Shopping Centre and the A695 Blaydon Highway, which in turn links to the A1 Western Bypass and the Scotswood Bridge. The Metrocentre is 2 miles and Gateshead town centre approximately 4 miles to the east.

TRAVEL TIME AND DISTANCE

Metrocentre	5 mins	1.5 miles	Metrocentre	5 mins	1.5 miles
Gateshead Centre	11 mins	5.3 miles	Sunderland	28 mins	17 miles
Team Valley	14 mins	6.6 miles	Port of Tyne	30 mins	14 miles
Newcastle City Centre	14 mins	6.8 miles	Port of Sunderland	28 mins	17 miles

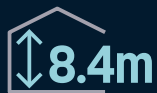




DESCRIPTION



Substantial high bay industrial building suitable for a variety of uses



Clear internal height of up to 8.4m



The property has a heritage of engineering and has been used recently as a bonded warehouse



External refurbishment in 2014 with new cladding and LED lighting



Internal refurbishment to the elevations and offices in 2022



A more recent steel frame extension has an eave height of 5.4m



Five level access loading doors



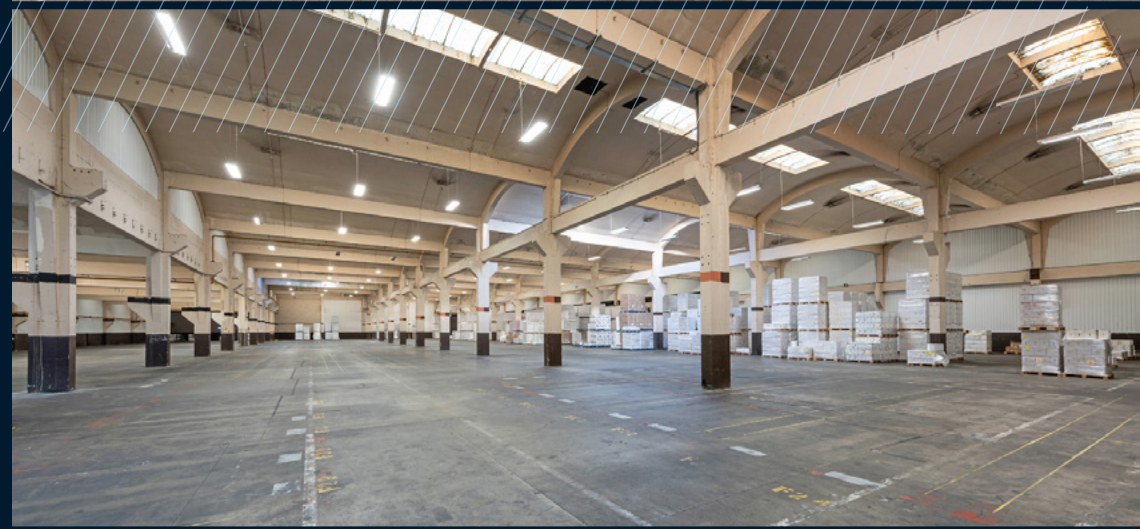
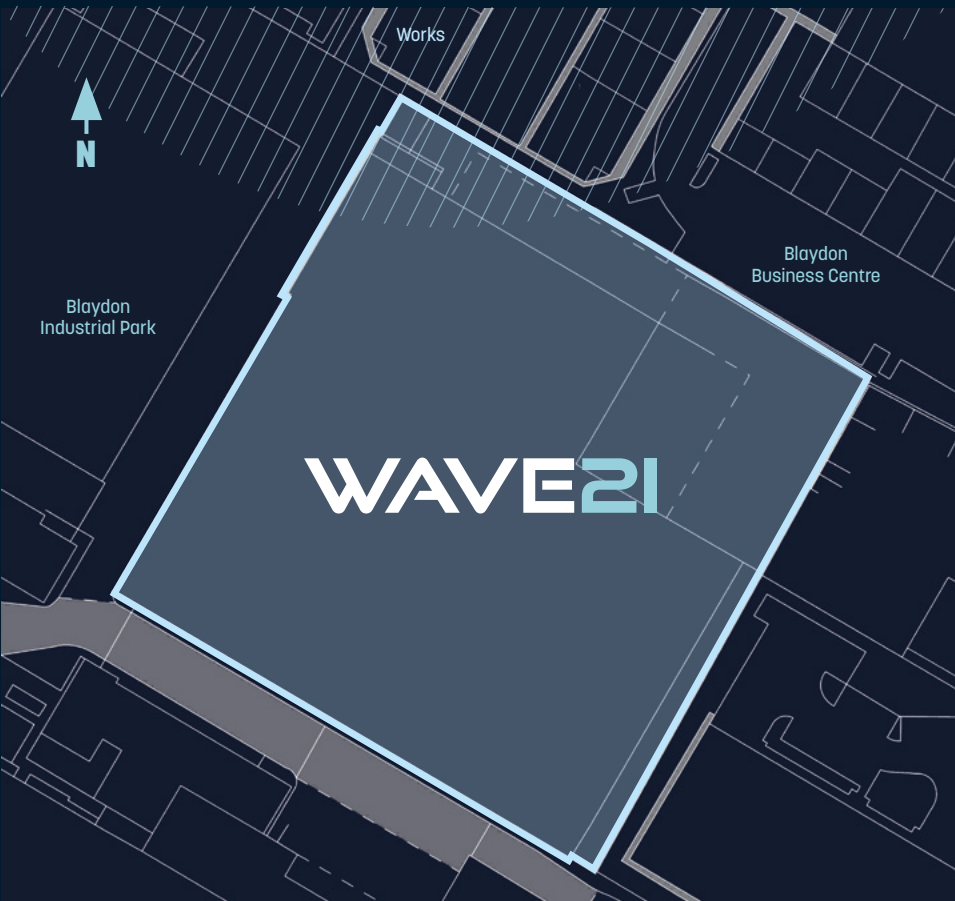
One dock level door and offices.



The original building has a barrel-vaulted roof with translucent skylights

ACCOMMODATION

FLOOR	SQ M	SQ FT
ORIGINAL WAREHOUSE	6,844	73,664
WAREHOUSE EXTENSION	2,133	22,958
RECEPTION BLOCK	58	626
FIRST FLOOR OFFICE	50	535
TOTAL GIA	9,085	97,783
CANOPY AREAS	1,137	12,237



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TERMS

Freehold available for sale or to let by way of a new full repairing and insuring lease for a term to be agreed.

Price - £4,250,000

Rent - £375,000

BUSINESS RATES

According to the Valuation Office Agency website the property has a Rateable Value of £125,000. Interested parties speak to the Local Rating Authority to confirm the rates payable.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the tenant or purchaser.

SERVICES

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC Rating for the property is C.

CONTACT



NICK ATKINSON

T: 0191 245 3011

E: nick@htare.co.uk

RUSSELL TAYLOR

T: 0191 245 3012

E: russell@htare.co.uk

MISREPRESENTATION ACT: Misrepresentations Act 1967 and Consumer Protection from Unfair Trading Regulations 2008 – these particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering into any contract. January 2023

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